

CITY OF COOPERSVILLE  
REGULAR DOWNTOWN DEVELOPMENT AUTHORITY MEETING  
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

**December 9, 2025**

Board Chairman Noel called the Informational Meeting to order at 5:15pm

**Roll Call**

**Present:**

Chairman Noel  
Board Member Slater  
Board Member Orent  
Board Member Gerard  
Board Member DuPilka  
Board Member Merkins  
Board Member VerBerkmoes  
Director Dennis Luce  
Staff Terpstra

**Absent:** Board Member Galbraith, Board Member Datema

Motion to by Board Member DuPilka with support from Board Member Merkins to excuse Board Member Datema. Motion carries unanimously.

**Additions/Corrections to Agenda**

**Minutes**

Motion by Board Member Slater with support from Board Member VerBerkmoes to approve the meeting minutes of October 14, 2025. Motion carries unanimously.

**Citizen Input and Suggestions**

**Public Hearings & Special Guests**

Scheduled Guest – James McManus from McKenna presented the first draft of the updated development plan.

**Petitions & Communications**

7. A. Tailored Building System, Change Order #1, Totaling \$6,350 – Motion by Board Member DuPilka, Second by Gerard. Passed Unanimously.

7. B. Coopersville Marne Railway Easement Agreement – Motion by Board Member Slater, Second by Merkins. Board Member DuPilka abstained from voting. Passed Unanimously.

7. C. Discussion Only – 2027 Budget Discussion – A list of items was presented in the packet or potential budget items for 2026 – 2027, several of the items are recurring budget items. Board Member Slater requested a copy of the End of the Year budget.

**DDA Information Packet**

Motion by Board Member Gerard DuPilka with support by Board Member Gerard to receive and file the DDA Information Packet. Motion carried unanimously.

### **Citizen's Input and Suggestions**

#### **City Manager/DDA Director's Report**

- Thank you to Jeff DuPilka and his company West Shore Services for helping Isaac Emery complete this Eagle Scout project by helping raise the flagpoles at Veterans Park. Also, for helping set the Christmas Tree in the Pocket Park.
- We have a lot of projects that we are working on-
  - o Working on Phase One of a second Water Main Project to add capacity and redundancy to our city water supply (expected to be a \$15.5M project)
  - o Working with Fairlife on a potential \$500M expansion
  - o Still working on the SERFM project, specifically the W. Randall Station and planning for the Wastewater Treatment Facility (a \$72M project)
  - o Upgrades to the East Street Lift Station- Ran into challenges on location, but we may have a potential and viable less expensive option.
  - o Grove Street Bridge Project – Still guaranteed funding, \$3.2M Bridge Bundle State grant
  - o \$3M Main Street Bridge grant for a 2028 replacement
  - o Upgrades to the 60<sup>th</sup> Booster Station happening now
  - o Upcoming upgrades to the Main Lift Station as the SERM project continues.
- Kudos to Bob's Asphalt for snow removal downtown- doing a great job
- Shout out to DPW and DPU for great job snow plowing and snow blowing
- Also, recognize the DPW & DPU Water/Wastewater Operators this week for their appreciation week.
- Draw attention to the award/plaque that Tailored Builders won for their work on the Merlin Enclosure.
- Wishing everyone Happy Holidays

#### **DDA Marketing & Economic Administrator Comments:**

- Deer Widow Night at the Farm Museum was a great success helping the Farm Museum raise over \$700
- Christmas Parade went very well and helped the Rotary raise \$12,000.
- Letters to Santa Box is out in front of Tasker's.

#### **Board Member Comments**

##### **Board Member DuPilka**

Stated that he was happy with McKenna's presentation and it seems like a good job on the report and it's thorough-ness. Wants to make sure that everything is on that list that we went over at the previous meeting with McKenna.

##### **Board Member Slater**

Asked at what level the DDA Director could approve work to be done without the board approval as he wasn't aware of the rule. Director Luce told him his threshold for DDA is \$10,000.

##### **Board Member VerBerkmoes**

Stated the events we partnered with recently went very well and she was in attendance at all of them. Staff forgot to mention Small Business Saturday that also went really well.

Several Board Members wished everyone a Happy Holidays.

**Chairman Noel**

All of the events have been great and his restaurant has been busy this season which means people are coming in to the downtown.

**Adjournment** Motion by Board Member Slater with support from Board Member Orent to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 6:30p.m.

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Chairman, Jake Noel